That for and in consideration of the payment to us of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the said John Archer and Mary A. Archer, his wife, do hereby sell, grant and convey unto the Central Trust Company of Maryland, Frederick County, State of Maryland, in fee simple, all our right, title and interest in and to all that parcel or tract of land together with all improvements, rights, ways and privilages thereto appertaining, situated in Frederick County, State of Maryland, which was convet yed to Esther Ketrow by Howard H. Hopkins and John C. Motter, Trustees in No. \$687 Insolvents, in the Circuit Court for Frederick County, by deed dated February 9th, 1889, and recorded in Liber W. I.P.No.6. Folio 730. one of the Land Records for Frederick County, State of Maryland, and more particularly described by courses and distances as follows; Beginning for the same at a stone ptanted at the original beginning of the tract of land called "Nightingale" conveyed by Patent Deed to Syephen Howell by the State of Maryland, December 24th, 1790; said point being also the end of 31.0 perches on the second line of "Lapland" and running thence by and with the last three lines of the tract of land conveyed to Israel Howell by Stephen Howell by will of October 1800, and recorded in Liber G.M. Number 3, Folio 416, one of the Records in the office of the Register of Wills for Frederick County, Maryland, as follows, - North 792 degrees West-118.60 perches; South 42 degrees West-45.0 perches; North 564 degrees West-51.30 perches to the end of the seventh of North 25 degrees East-12.0 perches line described in the deed to Stephen Howell from Albert Boyer, dated September 2, 1874, and recorded in Liber T.G. No. 2, Folio 334, one of the land Records aforesaid, then by and with the lines of said deed reversed the following fifteen courses and distances, -South 57% degrees West-12.20 perches to a stone; South 20% degrees West 11.20 perches; South 92 degrees West-24.0 perches to a stone; South 272 degrees West-20.30 perches; South 29% degrees West-16.0 perches; South 30 degrees East-25.15 perches; South 33% degrees West-20.0 perches; North 12.0 perches to a marked maple tree; North 22 degrees West-21.0 perches, North 14 degrees West-32.60 perches; North 28 degrees East-7.0 perches, North 45 degrees East-54.0 perches; North 19/2 degrees East-34.25 perches; South 74/2 degrees East-30.25 perches to the end of 31.5 perches on the tenth or North 22 degrees East-58.0 perches line of "Nightingale", then by and with the lines of said tract the following 23 courses and distances, North 21% degrees East-26.50 perches; North 40% degrees East-84.0 perches; South 60% degrees East-48.0 perches; South 27 degrees East-22.0 perches; South 69 degrees East-23.0 perches; East 40.30 perches to a stone; North 532 degrees East-28.10 perches to a stone; South 86 degrees East-16.0 perches to a stone; North 6 degrees West-20.0 perches; South 47 degrees East-43.0 perches; South 251 degrees West-60.0 perches to a stone; North 882 degrees East-87.0 perches; South 11½ degrees West-10.0 perches to a stone; North 82½ degrees West-24.0 perches; South 72½ degrees West-40.0 perches to a stone; South 50% degrees West-24.0 perches to a stone; North 59 degrees West-30.0 perches; North 11½ degrees West-30.0 perches; South 71½ degrees West-26.0 perches; South 23 degrees West-30.0 perches; South 2 degrees-21.0 perches to the place of beginning, and containing One Hundred and Eighty-five acres, One rood and Thirty-five square perch-

Together with all and singular the buildings, improvements, rights, ways, privilages and appurtenances thereunto belonging or in anywise appertaining.

es of land, more or less.

Provided, that if the said principal sum of money loaned aforesaid, and the interest thereon, shall be paid when due, and if all the covenants herein mentioned shall be performed, then this mortgage shall be void.

And Provided, that until default be made in the premises, the said John Atcher and Mary A. Archer, his wife, shall possess the mortgaged premises as of their present estate therein.